027.0	0001	0017.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,190,700	/	1,190,700
USE VALUE:	1,190,700	/	1,190,700
ASSESSED:	1,190,700	/	1,190,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		EVERETT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LICHTENSTEIN LEE THOMAS
Owner 2:	PRICE GAVRIELLE MIRIAM
Owner 3:	
Street 1:	63 EVERETT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	63 EVERETT LLC -
Owner 2:	-
Street 1:	54 SWAN ROAD
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Aluminum Exterior and 2749 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	732,600	3,300	454,800	1,190,700
Total Card	0.114	732,600	3,300	454,800	1,190,700
Total Parcel	0.114	732,600	3,300	454,800	1,190,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.14 | /Parcel: 433.14

PREVIOUS ASSESSMENT

Parcel ID: 027.0-0001-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	732,600	3300	4,950.	454,800	1,190,700		Year end	12/23/2021
2021	104	FV	700,500	3300	4,950.	454,800	1,158,600		Year End Roll	12/10/2020
2016	104	FV	469,400	3300	4,950.	261,500	734,200	734,200	Year End	1/4/2016
2015	104	FV	328,500	3300	4,950.	255,800	587,600	587,600	Year End Roll	12/11/2014
2014	104	FV	328,500	3300	4,950.	210,300	542,100	542,100	Year End Roll	12/16/2013
2013	104	FV	341,600	3300	4,950.	200,100	545,000	545,000		12/13/2012
2012	104	FV	355,400	6600	4,950.	181,900	543,900	543,900		12/27/2011
2011	104	FV	355,400	6600	4,950.	181,900	543,900	543,900		12/27/2011

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2227

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KARAPATSAS JAME	71955-189	1	11/30/2018	Change Use	775,000	No	No		Removal from condo 73152/533
63 EVERETT LLC,	65829-308		7/30/2015	Change Use	720,000	No	No		
DALLAS RONALD F	64245-584		9/17/2014		765,000	No	No		
MARSTERS MARY G	29191-87		10/6/1998		342,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2015	1362	Renovate	22,000					
11/17/2014	1564-1565	Renovate	60,000					
5/10/2013	670	Solar Pa	23,881	C				
10/23/2012	1366	Re-Roof	5,500	C				
8/4/2011	807	Re-Roof						
4/13/2002	242	Porch	3,000	C				REPLACE REAR PORCH
1/25/1999	51	Alterati	70,000					REMODEL 2 APTS

ACTIVITY INFORMATION

Date	Result	By	Name
4/23/2020	Measured	DGM	D Mann
6/10/2015	Permit Insp	PC	PHIL C
6/9/2015	Sales Review	PT	Paul T
6/18/2013	Info Fm Prmt	EMK	Ellen K
4/19/2013	Info Fm Prmt	EMK	Ellen K
1/20/2009	Meas/Inspect	189	PATRIOT
11/2/1999	Inspected	264	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	267	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

USER ACCT / GIS Ref / GIS Ref / Insp Date

User Acct: 18242

GIS Ref:

GIS Ref:

Insp Date: 04/23/20

!2227!

Entered Lot Size

Total Land:

Land Unit Type:

PRINT

Date	Time
12/29/21	21:12:27

LAST REV

Date	Time
12/17/21	10:31:58

mmcmakin

USER DEFINED

Prior Id # 1:	18242
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	454,802	Spl Credit		Total:	454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	A - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.98659241
Const Adj.:	1.09136569
Adj $ / SQ:	193.812
Other Features:	160214
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	821340
Depreciation:	88705
Depreciated Total:	732635

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	3	Baths:	2	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	1	
1	5	2	
Totals			
2	10	3	

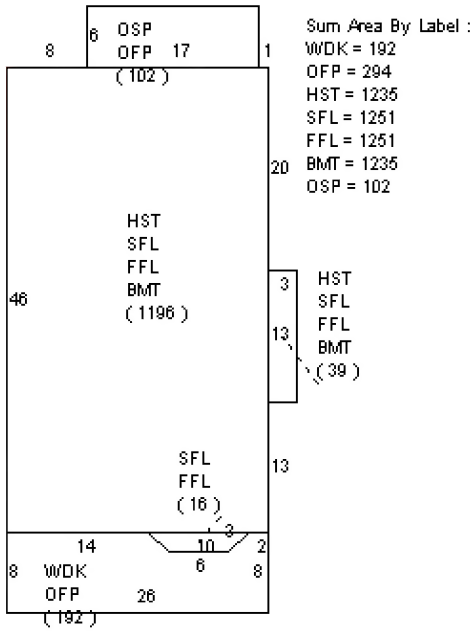
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	193.81
Special Features:	0	Val/Su Net:	148.21
Final Total:	732600	Val/Su SzAd	234.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,251	193.810	242,459
SFL	Second Floor	1,251	193.810	242,459
BMT	Basement	1,235	58.140	71,807
HST	Half Story	618	147.300	90,956
OFP	Open Porch	294	24.130	7,095
WDK	Deck	192	12.230	2,349
OSP	Screen Porch	102	39.230	4,001

	Net Sketched Area:	4,943		Total:	661,126
Size Ad	3119.5	Gross Area	5560	FinArea	2749

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0001-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	A	AV	1916	27.63	T	40	104			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300